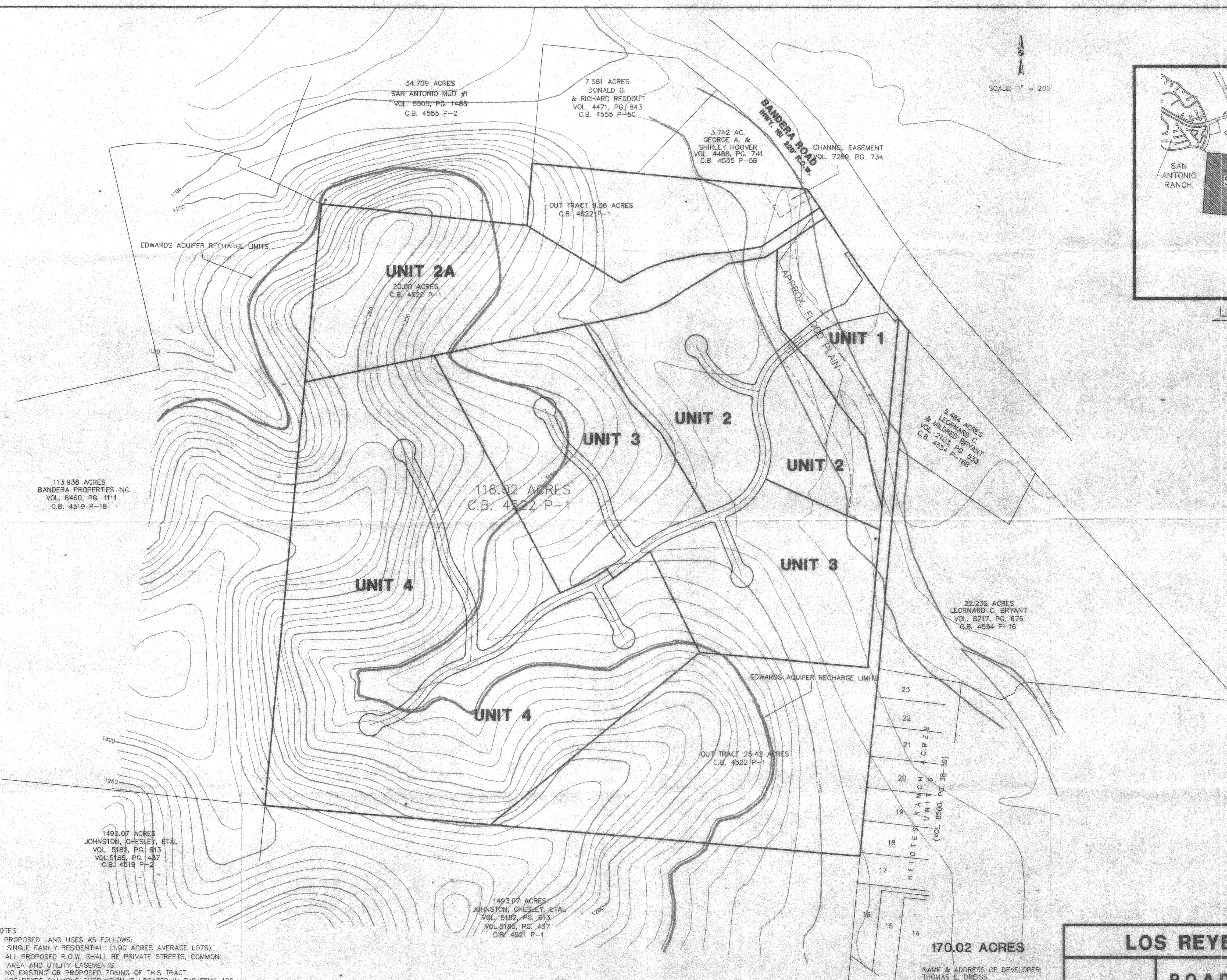


LOCATION MAP



- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL (1.90 ACRES AVERAGE LOTS)
 2. ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS.
 3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 4. LOS REYES CANYONS SUBDIVISION IS LOCATED IN THE FEMA 100 YEAR FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. WATER SUPPLY BY THE CITY OF SAN ANTONIO WATER SYSTEM (SAWS).
 7. LOS REYES CANYONS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER.

PLAN HAS BEEN ACCEPTED BY
F. COSA
JULY 3, 1996 495
(date) (number)

If no plats are filed, plan will
expire on Jan 3, 1997
1st plat filed on 7.1.96
960210

TOTAL LOTS: 57
LOT AVERAGE: 1.90 AC. (PUD)
ROAD LENGTH: 5400 L.F.
PAVEMENT AREA: 3.00 AC.

170.02 ACRES

NAME & ADDRESS OF DEVELOPER:
THOMAS E. DREISS
LOS REYES CANYONS DEV., LTD.
1611 DOE CREST
SAN ANTONIO, TEXAS 78248
482-2768

LOS REYES CANYONS

P.O.A.D.P. / P.U.D.



ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

SCALE: 1" = 200'
DRAWN BY: RW/LD
TRACED BY:
CHECKED BY:
JOB NO. 07-00-20
SHEET 1 OF 1
FILE NO. 0777/POADP
PAGE 1 OF 1

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(POADP)
APPLICATION

Date Submitted: February 16, 1996

Name of POADP: Los Reyes Canyons

Owner/Agent: Los Reyes Canyons Dev., Ltd. Phone: (210)492-2768

Address: 1611 Doe Crest, San Antonio, Tx. Zip code: 78248

Engineer/Surveyor: Alamo Cons. Eng. & Surv., Inc. Phone: (210) 828-0691

Address: 125 W. Sunset Zip code: 78209

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X 2,094,800 Y 639,900
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>57</u>	<u>162.15</u>
Non-Single Family (NSF)	<u>4</u>	<u>7.87</u>
Commercial & other	<u>----</u>	<u>----</u>
TOTAL =	<u>61</u>	<u>170.02</u>

Print Name: Paul A.Schroeder Signature: _____

Date: Feb. 16, 1996 Tel: (210) 828-0691 Fax: (210) 824-3055

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

February 26, 1996

Mr. Paul Schroeder
ACES
125 W. Sunset
San Antonio, Texas, 78209

Re: Los Reyes Canyons

POADP # 495

Mr. Schroeder:

The City Staff Development Review Committee has reviewed Los Reyes Canyons Preliminary Overall Area Development Plan # 495. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. A Gate study will need to be submitted to Andy Ballard, in Public Works.
2. Based on the topography, a Flood Plain Study will probably be required.
3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink that reads "D. Pasley" with a stylized flourish at the end.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mindy Litman Date Feb 21
FROM: Elicabeth Cool
ITEM NAME: Los Reyes Canyons FILE # 495
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Telephone # _____

Comments: Drainage to be addressed during the
platting process.
Flood Plain Study will be require
and an all weather access will be
required during the platting process.

Mendi Jtn
Signature

Asst. Drainage Eng. 2-21-96
Title Date

TRANSMITTAL



4/10
POAPP

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

125 W. SUNSET ROAD

SAN ANTONIO, TX 78209

PHONE : (210)828-0691

FAX NO.: (210)824-3055

TO: CITY OF SAN ANTONIO
PLANNING DEPARTMENT
P. O.. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

RE: LOS REYES CANYONS UNIT 1

DATE: February 16, 1996

WE ARE SENDING YOU: ☒ ATTACHED UNDER SEPARATE

Blueline Prints

Mylar Prints

Specifications

Xerox Copies

Sepia Prints

Plans

COPIES	DESCRIPTION	LATEST DATE
6 1	P.O.A.D.P. (PRINTS) P.O.A.D.P. APPLICATION	RECEIVED 96 FEB 16 PM 4:39 CITY OF PLANNING & DEVELOPMENT SERVICES DIVISION

TRANSMITTED:

☒ For Approval
As Requested

Review and Comment
For Bids Due _____ 19

For Your File

REMARKS: PLEASE PROCESS THIS P.O.D.A.P. SUBMITTAL FOR APPROVAL AS SOON
AS POSSIBLE. NOTIFY OUR OFFICE OF ANY QUESTIONS AND/OR COMMENTS RELATED
TO THIS PROJECT IN ORDER TO EXPEDITE THE COMPLETION OR RESPONSE TIME
AS REQUIRED.

IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 077701
COPIES TO: _____
RECEIVED BY: _____

HOW DELIVERED: BY HAND

SIGNED: LARRY DOLLE